

A P P R O V E D

AMESBURY PLANNING BOARD

February 22, 2016

CITY HALL AUDITORIUM,
62 FRIEND STREET, AMESBURY

Meeting called to order at 7:04 PM

PRESENT: Ted Semesnyei, Karen Solstad, Lars Johannessen, Robert Laplante, Lorri Krebs

ABSENT: David Frick, Scott Mandeville.

ALSO PRESENT: Nipun Jain, City Planner, Joan Baptiste, Recording Secretary.

Roll call to enter into EXECUTIVE SESSION:

Robert Laplante – yes, Karen Solstad – yes, Ted Semesnyei – yes, Lars Johannessen – yes, Lorri Krebs – yes.

Roll call vote to exit Executive Session and hold a regular meeting:

Robert Laplante – yes, Karen Solstad – yes, Ted Semesnyei – yes, Lars Johannessen – yes, Lorri Krebs – yes.

MINUTES:

January 11, 2016 – Motion by Robert Laplante, second by Lars Johannessen to approve the minutes. AIF

January 25, 2016 – Motion by Robert Laplante, second by Lars Johannessen to approve the minutes. AIF

FORM A APPLICATION:

Form A plan #1376-16-1 has been submitted for 37 South Hunt Road (ARC Technologies) for approval.

Nipun Jain: Pursuant to the site plan approval for ARC Technologies expansion, two lots have been combined into one lot.

Motion by Lars Johannessen to approve the plan, second by Robert Laplante. AIF.

CONTINUED PUBLIC HEARINGS:

24 POND VIEW, 0 SUMMIT AVE. – VILLAGE AT BAILEY’S POND due to Mr. Frick’s absence, the applicant’s attorney Jeffrey Roelofs requests a continuance to the March 28 planning board meeting.

Motion by Robert Laplante to agree to continue Village at Bailey’s Pond to March 28th.
Second by Lars Johannessen. AIF

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60 Merrimac Street – Hatter’s Point Marina – request to continue to March 28. Motion by Lars Johannessen, second by Lorri Krebs. Robert Laplante recuses himself. AIF

103-107 Macy Street – Amesbury Chevrolet – continued to March 14 Motion by Robert Laplante, second by Lars Johannessen AIF

77 Elm Street – David Martin - continued to March 14 Motion Robert Laplante, second by Lars Johannessen AIF

ADMINISTRATIVE:

20 Cedar Street – Briggs Mill request release of \$15,000 letter of credit. Mr. Michael Wynkoop/Chinburg Properties

Michael Wynkoop: Making final request to have bond release.

Ted Semesnyei: We have held the funds for landscaping and the problem is in February there is no way to confirm if the plantings are thriving.

Michael Wynkoop: Can we have it reduced to \$5,000

Ted Semesnyei: Has there been any changes since the last time you were before us?

Michael Wynkoop: Any plants that we have been asked to replace have been replaced. There have also been a number of drainage fixes that have taken place. DPW has signed off on those. There was a repair last fall at the corner of Cedar and Poplar where water was running off the roof and into the road. We tied into the catch basin.

Nipun Jain: There were two pending issues. One was replacement of landscape material and the other was the downspout that was directing water onto the handicap accessible panel in the side walk. We have received recommendation from DPW that it have been fixed. The landscaping is pending.

Lars Johannessen: It hasn’t been a full growing season.

Robert Laplante: Is \$5,000 sufficient for the landscaping?

Motion by Robert Laplante to reduce the bond to \$5,000.00, second by Karen Solstad. AIF

36 Haverhill Road, Amesbury Heights, Mr. Sean McReynolds, Corcoran Jennison Associates. Retaining Wall submittals for Planning Board review.

Sean McReynolds: Here to submit walls over 4’ in height.

Nipun Jain: Did you receive comments from Stantec?

Sean McReynolds: No.

Nipun Jain: There were a few comments regarding the design and detail. We will send them to you.

Continued to March 14th planning board meeting.

Additional Funding from Sean Mc Reynolds for Amesbury Heights \$35,000

Sean McReynolds: I only received an email requesting \$20,000 so that’s what was submitted. It should be available the end of this week.

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Club house plans have been revised.

Nipun Jain: I can send you the legal documents for the affordable units.

Conservation Restriction:

Nipun Jain would like to wait until spring.

The Stantec comments relative to the retaining walls will be forwarded to Sean and the Planning Board.

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**Additional Funding from Richard Saba – Evans Place project (\$19,500). Motion to request funds by Lars Johannessen, second by Robert Laplante AIF.**

**Funding from David Martin for 77 Elm Street (\$3,500). Motion by Lars Johannessen, second by Robert Laplante to ask the applicant to fund a review fee. AIF**

**5 Macy Street, CVS request for bond reduction to \$5,000. Tropic Star Development, James Mitchell. Current Bond amount \$187,500.**

**Jim Mitchell, Tropic Star Development** doesn't believe that there is anything else to be done to the site.

**Ted Semesnyi:** Can you give us an update.

**Jim Mitchell:** We opened the pharmacy Feb. 2013. We've placed the sidewalks, landscaping, sod, hedges, flowers. We did the wetland replication area. Obtained sign offs from BSC Group. We have been open approximately for three years.

**Lars Johannessen:** Landscape plan indicates that trees are 3/4" should be 3" caliber, the hedge along Macy was to be 42" landscaping behind retaining wall is only two small bushes.

**Jim Mitchell:** We had three plants that died. There was a small fire. Mike Seekamp replaced the plantings.

**Lars Johannessen:** There is supposed to be removal of invasive species for the next few years.

**Jim Mitchell:** We have a contract with Seekamp...I'll follow up.

**Nipun Jain:** We can get certification that the plantings on the decision have, in fact, been planted.

**Karen Solstad:** I have a concern about the dumpster. It sits in the parking lot and belongs to the oral surgeon.

**Jim Mitchell:** The one that's not on our land.

**Nipun Jain:** It's on your land but it is not within your control. It's one lot.

**Jim Mitchell:** They have their own parking spaces

**Nipun Jain:** There were two permits for that site...one was a site plan for both uses. CVS got site plan approval and a special permit separate from the special permit granted for the mixed use building.

**Karen Solstad:** So how do we deal with the dumpster?

**Jim Mitchell:** Can a letter be sent to the Tassis family?

**Motion by Lars Johannessen to reduce the bond to \$50,000.**

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**Jim Mitchell:** Respectfully there is not that much work to do.

**Lars Johannessen:** If you had to replace all the landscaping there to bring it up to what we approved?

**Jim Mitchell:** There are hedges along the front and caliper of trees.

**Tim Semesnyei:** Would anyone like to second the motion?

**Lorri Krebs:** I'll second it. Four in favor – Robert Laplante abstains.

**Lorri Krebs:** Can we do a walk through in the spring? And can we get a landscape certification.

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Nipun Jain: The city is moving forward to address the contamination on the Microfab site. We don't own it but DEP and the EPA will help move it along. The director has asked if the Planning Board would write a letter to the Mayor to support of the establishment of a Superfund designation.

Motion by Robert Laplante to resolve that the Planning Board endorse the approach to clean up the polluted site at 104 Haverhill Road (aka former Microfab) and send a letter of support to the Mayor's office. Second by Lars Johannessen. AIF

The Planning Board signed the Form A plan and Site Plan for ARC Technologies.

Nipun Jain: In light of tonight's events, I would like to talk about bond releases. The projects that request bond release right after I is completed is much easier to make a recommendation by staff or consultant as there is something more current to report to you. If it is made at a time when there is less grass on the ground and some of the plants have gone to sleep it's hard to make a recommendation on the landscape improvements and other improvements that need to be made. There is also the component as part of your permit which is ongoing annual maintenance of storm water systems. Catch basin clean up, infiltration clean up, those are all part of your permits indirectly. The applicant actually acknowledges that they are going to be responsible and will undertake that. How does that relate to flooding scenarios for when they are not cleaned up it leads to back log and affects the public infrastructure. My point is it may be helpful to discuss by policy or by your own rules to establish how you would address the final release of the performance bond which could include time, elements, and specific documents that you want to be submitted. It's a lot of work in our office when the project has been completed and has been operational for several years to try and pull that together. It should either be provided by the applicant but unless we formalize the process we may not be able to require it. You could also ask for fees because it does take time to make copies, office time is spent. Even after you take the vote it has to be processed. A separate fee should be established, you can always waive it.

**Motion was made to adjourn by Lars Johannessen, seconded by Robert Laplante . AIF.
Meeting adjourned at 8:30 PM.**